

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 28 Cadby Avenue, Ormond, VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000

or range between

&

Median sale price

Median price \$1,800,000

Property type House

Suburb ORMOND

Period - From 30/10/2022

to

29/10/2023

Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	59 Nicholson Street Mckinnon Vic 3204	\$1,350,000	2023-06-17
2	47a Robert Street Bentleigh Vic 3204	\$1,310,000	2023-08-05
3	4 The Highway Bentleigh Vic 3204	\$1,370,000	2023-09-09

This Statement of Information was prepared on: 30/10/2023

